



Angus Cottage, 51 High Street,
Odiham, Hampshire

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Angus Cottage, 51 High Street, Odiham, Hampshire RG29 1LF

A very pretty attached spacious four bedroom Grade II listed cottage with a rear partly walled southerly facing garden

3.5 miles Hook mainline station (London Waterloo 53 minutes), 9 miles Basingstoke mainline station (London Waterloo 43 minutes), 9 miles Farnham, 2.3 miles M3 (Jct. 5), 3.1 miles Winchester mainline station (London Waterloo from 50 minutes)

Drawing room | Dining room | Kitchen/breakfast room | Utility | Cloakroom | Principal bedroom with ensuite shower room | Three further bedrooms | Family bathroom | Cellar | Garden EPC rating D

The property

Angus Cottage is a charming Grade II listed town house in the heart of the village. Recorded as dating back to 17th and 18th century; there is an incised inscription on the brickwork 'E.P. 1780' which may indicate when the façade was built. Throughout the house there are exposed beams, timbers and brickwork and open fireplace.

The house is entered from the High Street through a portico and vestibule into the drawing room which extends the entire width of the house. This leads to the dining room with further exposed timbers and access down to the cellar. The kitchen/breakfast room has a range of wood fronted cabinets and leads through to the rear lobby/utility room. From the utility room there are side doors to both the garden and the access leading to the potential parking spaces. A staircase to the first floor leads off the rear of the drawing room. At the top is an unusually

spacious landing and it is likely that at some time this was divided from the stairwell as a further bedroom. The principal striking bedroom features exposed timbers with a vaulted ceiling and French windows opening to a Juliet balcony. There are three further bedrooms and a family bathroom.

Overall, Angus Cottage provides well-proportioned elegant accommodation with many period features.

Outside

The south facing garden is accessed from both the side doors opening to a brick based courtyard. Steps lead up to the lawn flanked by mature shrubs.

Further down the garden the lawn opens out to a sitting area also bounded by shrubs. It is enclosed by timber fencing, period wall and the flank wall of the neighbouring property. There is a rental option for leased parking spaces, adjacent to the property.

Location

Angus Cottage situated on Odiham's historic High Street within the conservation area. Odiham has an attractive mix of mainly listed period houses forming a wide High Street scene, mainly Georgian in character. There is a wide selection of shops together with local services including sought after primary and secondary schools, doctor's surgery, Cottage Hospital/Day Clinic, restaurants and public houses and other social and cultural pursuits.

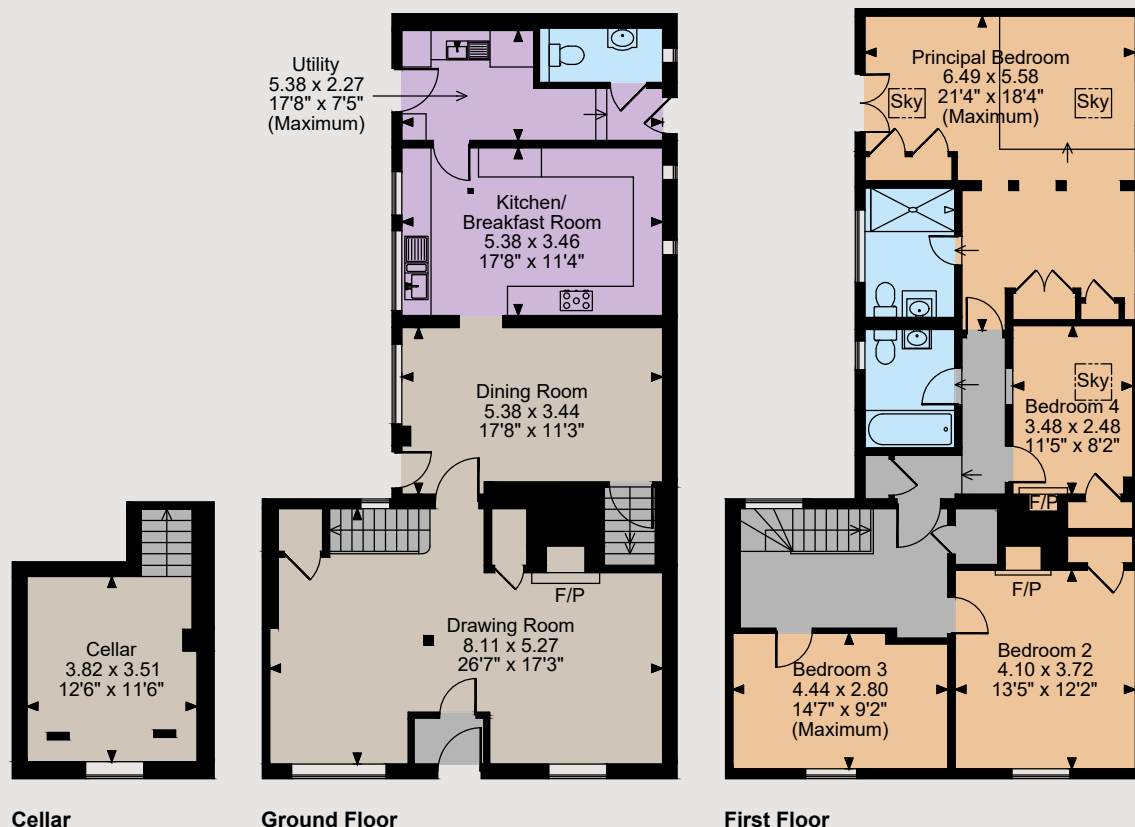
There is a series of footpaths that radiate from the village which provide excellent walks into the adjoining countryside and along the Basingstoke Canal which flows by the northern edge of the village providing wonderful towpath walks.

More comprehensive shopping and recreational facilities can be found in the regional centres of Fleet, Farnham, Basingstoke, Reading and Guildford. Odiham is strategically well placed for local and regional communications being within 2 miles of Junction 5 of the M3 and with easy access to local mainline stations at Hook and Winchester both serving London Waterloo.





Floorplans
House internal area 2,238 sq ft (208 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8588942/JPN

Directions

From our office proceed down the High Street in an easterly direction where Angus Cottage will be found on the right hand side opposite the Co-op.

General

Local Authority: Hart District Council
Services: Mains gas, electricity, water and drainage.
Council Tax: Band G
Tenure: Freehold
Guide Price: £1,200,000

Odiham

82 High Street, Odiham, Hampshire RG29 1LP

01256 702892

odiham@struttandparker.com
struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland,
including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2024. Particulars prepared March 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

